

September 11, 2007-Regular Meeting

The Board of County Commissioners, Walton County, Florida, held a Regular Meeting on Tuesday, September 11, 2007 at 4:00 p.m., at the South Walton Courthouse Annex.

The following Board members were present: Commissioner Kenneth Pridgen, Chairman; Commissioner Cindy Meadows, Vice-Chair; Commissioner Larry Jones, Commissioner Scott Brannon, and Commissioner Sara Comander. Mr. Ronnie Bell, County Administrator; and Mr. Mike Burke, Interim County Attorney; were also present.

Commissioner Jones led the invocation followed by the Pledge of Allegiance to the American Flag. Chairman Pridgen called the meeting to order.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve the consent agenda as follows. Ayes 5, Nays 0, Pridgen Aye, Jones Aye, Brannon Aye, Comander Aye.

Consent Agenda

1. Approve Expenditure Approval List (EAL)

General Fund	\$ 1,616,120.03
County Transportation	\$ 836,856.22
SHIP	\$ -
Fine & Forfeiture	\$ 1,076,683.50
Debt Service Hospital	\$ -
Mosq. Control State	\$ -
Mott Sign Grant	\$ -
Section 8 Housing	\$ 370.75
Tourist Dev. Council	\$ 517,756.71
N.W. Mosquito Control	\$ 40,285.84
W. Co. Library	\$ 15,250.30
Tax Deed Surplus Trust	\$ -
Recreation Plat Fee	\$ 43,107.86
Public Safety- 911	\$ 33,079.64
Solid Waste Enterprise	\$ 306,948.51
Mossy Head VFD	\$ -
Glendale VFD	\$ 2,874.15
Darlington VFD	\$ -

Red Bay VFD	\$	-
Preservation	\$	-
Sidewalk Fund	\$	-
Local Option Gas Tax	\$	-
Special Law Enf. Trust	\$	-
Driftwood Debt Service	\$	-
Criminal Justice Ed Fund	\$	-
Bldg Dept/Enterp. Fund	\$	1,511.41
Capital Projects Fund	\$	526,814.46
Imperial Lakes MSBU	\$	-
Inmate Canteen Fund	\$	1,976.47
Totals		\$ 5,019,635.85

2. Approve Minutes: August 15, 2007 – Special Meeting, August 27, 2007 Special Meeting and August 28, 2007 – Regular Meeting
3. Approve Resolution 2007-82 to amend the budget to account for revenues not previously received in the Canteen Fund
4. Approve Resolution 2007-83 to amend the budget for unexpended Judicial Furnishings Funds
5. Approve to surplus a scanner from the Clerk’s office and 12 roll-off dumpsters from the Landfill Department

Mr. Bill Imfeld, Finance Director, stated that Resolution 2007-83 amending the budget for unexpended judicial furnishing funds has been reduced from \$4,438 to \$3,736 at the request of Judge Wells.

Mr. Imfeld presented the engineering firms being considered for services to design a Master Plan for Helen McCall Park (RFQ 07-038).

Mr. Gary E. Warner, ASLA, AICP, Glatting Jackson Kercher Anglin, Inc., presented a proposal for services to design a master plan for Helen McCall park. He commented that a look at the community surrounding Helen McCall Park will determine what facilities will be needed. This company offers a wide variety of services, and employs approximately 120 professionals to work on the projects. He, along with Ms. Elisabeth Manley, would be the project managers.

Mr. Marc Dick, RLA, ASLA, Hatch Mott MacDonald, presented a proposal for services to design a master plan for Helen McCall Park. He stated that having offices in Walton County and working knowledge of Northwest Florida would be beneficial to the project. Hatch Mott MacDonald has past experience with grants and Green Wave communities. The project contacts will be Mr. Dick, Mr. Vance Baldwin, Associate ASLA, Mr. Bill Perry, PE and Mr. David Skipper, PE.

Mr. John Carb, Senior Architect, Polyengineering, Inc., presented a proposal for services to design a master plan for Helen McCall Park. Polyengineering has offices located in Alabama and Georgia and has recently completed projects in mid-state and south Alabama. Mr. Carb stated that he would be the project manager.

Mr. Chuck Faulkner and Ms. Kathy Drakis, Goodwyn, Mills and Cawood, Inc., presented a proposal for services to design a master plan for Helen McCall Park. Goodwyn, Mills and Cawood has offices in Florida and Alabama. He commented that projects in Alabama were recently completed. They encourage public involvement meetings to establish dialog with the surrounding community. Mr. Faulkner would be the project manager. Goodwyn, Mills and Cawood have not designed projects for Florida.

Mr. Ray Reissner, Vice President, HDR Engineering, Inc., presented a proposal for services to design a master plan for Helen McCall Park. HDR employs 6,400 professionals and has 150 offices nationwide, 14 of which are in Florida. Several projects have been completed in Florida. Mr. Rob Rosner, RLA, ASLA would be the project manager.

Mr. Ronnie Bell, County Administrator, presented for consideration the adoption of the Imperial Lakes MSBU Resolution re-imposing non-ad valorem special assessments

for the construction of impoundment improvements for the fiscal year beginning October 1, 2007.

Motion by Commissioner Jones, second by Commissioner Meadows, to approve the Imperial Lakes MSBU Resolution 2007-85. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Allen Brown, Public Works Department, presented a maintenance map for Lake Drive in Paxton, FL. He stated the county has maintained this road for more than seven years. He requested the Board accept Map 95.361 for record as proof of ownership.

Motion by Commissioner Comander, second by Commissioner Jones, to approve Map 95.361 for recording. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Brown presented a maintenance agreement with the State Department of Transportation (DOT) to acquire right-of-way for road realignment on State Road 83 from Choctawhatchee Bay Bridge to south of State Road 20. The county would then assume maintenance on said roadway.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the maintenance agreement as proposed by the DOT. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Brown reported that only one company replied to ITB #07-049 for the purchase of concrete pilings for the Hogtown Bridge Project. Standard Concrete Products, Inc. submitted a bid of \$25,555. He requested the Board award the bid to Standard Concrete Products.

Motion by Commissioner Meadows, second by Commissioner Comander, to award the bid to Standard Concrete Products, Inc for the amount of \$25,555. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Brown stated that RFP #07-015 was advertised for the purchase of a hydraulic excavator. He informed the Board that Thompson Tractor bid \$77,936 and was responsive bidder. He requested the Board award the bid to Thompson Tractor.

Motion by Commissioner Brannon, second by Commissioner Meadows, to award the bid to Thompson Tractor in the amount of \$77,936. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Brown stated that RFP # 07-039 was advertised for the purchase of a horizontal feed recycler. He recommended the Board award the bid to Beard Equipment in the amount of \$338,333. He stated that Beard Equipment was able to provide a more powerful machine at a lower price.

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve Beard Equipment in the amount of \$338,333 as lowest bidder. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Chairman Pridgen called for a moment of silence to remember those who lost their lives during the attacks on September 11, 2001. Mr. Bob Horner, bagpiper, performed two musical selections during that time.

Mr. Ken Little, Citizens Services Director, presented the Walton County Housing Agency PHA Plan for 2007/5 Year plan for fiscal years 2005-2009. He stated that the HUD/Section 8 Program is constituted as the Walton County Housing Agency, with the Board of County Commissioners as the Board for the Agency. He said that Annual

Plan/5 year Plan submissions are required each year by the U. S. Department of Housing and Urban Development. He requested the Board's approval and Chairman's signature on the Certifications of Compliance and Consistency with the Florida Consolidated Plan.

Motion by Commissioner Jones, second by Commissioner Brannon, to approve the plan and Chairman's signature. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Little presented the State Aid to Libraries Grant Agreement. The grant would award \$28,000 for public library services.

Motion by Commissioner Brannon, second by Commissioner Comander, to approve the agreement as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Brannon on behalf of Mr. Richard Bryan, Lake Powell Community Association, presented the impacts on Lake Powell from surrounding developments. He stated the association is requesting the Board refurbish the county dock, landscape the right of way, conduct hydrological studies and make parking available. Commissioner Brannon stated that a continued effort will be made to improve the dock.

The item pertaining to the updates of the College Avenue Complex Committee was pulled from the agenda.

Mr. Brad Alford, Parks & Recreation Manager, presented for approval CBA Sports as lowest bidder at \$72,866.02 for ITB #07-041 for multi-purpose athletic flooring in the Armory. Installation would take approximately one month.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve CBA Sports as lowest bidder in the amount of \$72,866.02. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Sonny Mares, Tourist Development Council (TDC), presented a request for an amendment to the Floridian Construction contract. The request is an additional payment of \$49,104.30 for Phase 3 Hurricane Dennis Emergency Beach Access repairs. Mr. Mares recommended that the Board deny this request on the grounds that the contract was not to exceed \$254,405.20. He stated Floridian Construction made an error in computing the total cost. He also noted that Redfish Marine was the actual low bidder but was deemed unresponsive when they failed to present the required bid bond.

Motion by Commissioner Brannon, second by Commissioner Jones, to deny the requested amendment and additional payment. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Bell announced the scoring for the design services for Helen McCall Park. Glatting Jackson Kercher Anglin came in first followed by Hatch Mott McDonald, Goodwyn Mills and Cawood, HDR and Polyengineering.

Motion by Commissioner Jones, second by Commissioner Meadows, to negotiate with Glatting Jackson Kercher Anglin to provide services to design the master plan for Helen McCall Park. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Ed Baltzley, Emergency Response Director, presented the Homeland Security Grant that would help to fund replacing an antiquated radio system. The amount of the grant is \$1 million with a match amount of \$223,015. He said the match would come

from the departments supported by the grant. He requested the Board approve the Department of Homeland Security Grant to be used by the Walton County Fire and Rescue team and the independent fire departments within the County.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve grant as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Baltzley presented a quitclaim deed for Glendale Volunteer Fire Department. He stated that the citizens of Glendale Volunteer Fire Department area voted to keep the department as part of the county. The Emergency Response Division (ERD) is working to absorb their team members, equipment and land into the Walton County Fire Rescue System which is part of the ERD. He requested the Board approve the deed and accept the lands listed on the deed as county property to be used by the Walton County ERD to provide fire/rescue protection to the citizens of the former Glendale Volunteer Fire Department coverage area.

Motion by Commissioner Brannon, second by Commissioner Comander, to accept the quitclaim deed for the Glendale Volunteer Fire Department. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Baltzley presented for renewal the Crowder Gulf Contract for Hurricane Assistance. He stated the contract is needed to help the county citizens with post disaster debris clean up.

Motion by Commissioner Brannon, second by Commissioner Comander, to approve the contract renewal as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Attorney Charlie Wiggins, representative of Mr. Jim Martin and residents of Gulf Pines, presented to the Board concerns over the proposed group rental development, The Reunion House. He felt that Mr. Jim Cochran, developer, should apply and obtain an appropriate development order before proceeding with the project. Mr. Martin stated that Gulf Pines subdivision is one of the oldest subdivisions in south Walton County. He presented the Covenants of Gulf Pines Subdivision bylaws which state that all parcels of land shall be used for residential purposes only. He requested the Board require the developer obtain a DO before proceeding with the project. The residents are concerned with the traffic issues, public safety issues, and feel it is a non-conforming use.

Ms. Pat Blackshear, Growth Management Director, stated the building permit submitted listed the construction specifications as single family residential of 11,378 square feet with a living area of 8,566 square feet. She stated a community meeting has been scheduled for September 18, 2007 at 4:00 p.m. at the South Walton Courthouse Annex to discuss the plans and regulatory provisions. One major concern is the brochures advertising the proposed uses of the development. It would be a violation of the Land Development Code (LDC) to classify the structure as single family residential and use it for commercial purposes. Ms. Blackshear has directed staff not to issue a permit until the community meeting has been held.

Discussion continued on the regulations which define the structure uses as commercial or residential and whether it would comply with the subdivision covenants previously established.

Mr. Bell, presented a letter from the Children in Crisis Center requesting designated employees of the Walton County Parks and Recreation to travel to Okaloosa

County, sometime during the month of October, to assist Okaloosa County Parks and Recreation Department on installing playground equipment at the Children in Crisis Center. He recommended approval for the employees to assist in this project.

Motion by Commissioner Brannon, second by Commissioner Meadows, to approve the request as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Imfeld commented that problems have occurred with the food pass at the new jail. These problems are endangering the corrections officers. The company he recommended was not the lowest bidder, but would be able to complete the project in a shorter amount of time which would in turn provide better protection of the staff. He recommended approval of C. A. Owens and Associates in the amount of \$21,360.

Motion by Commissioner Comander, second by Commissioner Meadows, to approve for C. A. Owens and Associates to make necessary repairs at the jail in the amount of \$21,360. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Officer Danny Glidewell, Corrections Director, presented the Florida Corrections Accreditation Agreement. He requested the Board approve the agreement and the Chairman's signature.

Motion by Commissioner Brannon, second by Commissioner Comander, to approve the request as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Meadows requested that Country Club Hills Phase 1 be added to the maintenance plan as per Resolution 1990-23. No action is required by the Board.

Commissioner Meadows requested to advertise for bids for the Timpochee Trail Safety Signage/Wayfinding Plan manufacturing of Safety Signage Plan. She stated the TDC and Impact Fees will be used in funding for Phase 1 manufacturing installation.

Motion by Commissioner Meadows, second by Commissioner Jones, to approve the Intent to Bid for the Timpochee Trail Safety Signage/Wayfind Plan as presented. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Comander Aye. (Commissioner Brannon exited the meeting at 5:30 p.m. and returned at 5:38 p.m.)

Commissioner Meadows requested that \$137,000 be de-obligated from 30A Traffic Study to Chat Holley Right-of-Way/Mapping and Design (\$100,000) and Mission Playground/Helen McCall Park (\$37,000).

Motion by Commissioner Meadows, second by Commissioner Jones, to approve de-obligation of 30A Traffic Study (\$137,000) to Chat Holley Right of Way/Mapping and Design (\$100,000) and Mission Playground/Helen McCall Park (\$37,000). Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Meadows motioned that \$125,000 from Redfish Lake Bridge be de-obligated to Council on Aging (\$75,000) and Wayfinding Signage (\$50,000).

Chairman Pridgen and Commissioner Comander were both hesitant regarding the designation of the funds to the Council on Aging, stating there are issues being dealt with in the Budget Hearings and feel these need to be resolved first.

Commissioner Jones voiced concern with de-obligating funds for the bridge and then deciding later that the work needed to be performed.

Commissioner Meadows amended her motion that the money be de-obligated to the Helen McCall Park (\$75,000) and to Wayfind Signage (\$50,000)

Motion by Commissioner Meadows, second by Commissioner Brannon, to approve the de-obligation of funds from Redfish Lake Bridge to Helen McCall Park (\$75,000) and Wayfinding Signage (\$50,000). Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Chairman Pridgen called to order the advertised public hearing to consider the Fire Protection Special Assessment MSBU Resolution. Mr. Bell stated that the resolution will re-impose fire protection special assessments for the provision of fire protection services within the Walton County Fire Protection MSBU which includes Darlington/Gaskin, Freeport (excluding the incorporated area of the City of Freeport, Florida), Glendale, Paxton (excluding the incorporated area of the city of Paxton, Mossy Head and Red Bay.

Mr. Bill Scatino, resident, spoke in opposition of the proposed special assessments.

Mr. Thomas Thompson, resident, questioned the use of the monies. Mr. Bell stated that the funds gained through the special assessments only pay a portion of the expenditures in each area.

Ms. Pam Thompson feels the residents in the area affected by the MSBU have not been properly notified. She voiced concern for the people who are unable to afford to pay this fee.

Commissioner Comander asked how long the MSBU's have been effective. Mr. Bell stated that the time ranges between 2 to 25 years, depending on the area.

Discussion continued regarding the affect of the fee on taxes and possible exemptions.

Mr. John Magee, resident, spoke in favor of the MSBU stating that he has seen a great response in the past.

Motion by Commissioner Brannon, second by Commissioner Jones, to adopt Resolution 2007-86 for the Collection of Fire Protection Special Assessment MSBU. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Comander requested that the county enter into an interlocal agreement with the City of Freeport to upgrade the security lighting at Laird Park (\$2,000) to be supplied by the District 4 Recreational Plat Fee.

Motion by Commissioner Comander, second by Commissioner Brannon, to approve the interlocal agreement as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Commissioner Jones did not present any items for discussion.

Commissioner Brannon did not present any items for discussion

Chairman Pridgen stated that a number of e-mails have been received regarding the height restrictions on the coastal areas. He urged the Board to allow Ms. Blackshear to initiate the process to draft an ordinance limiting height restrictions. Commissioner Jones suggested expanding the ordinance to cover the entire county then designate areas as special exceptions.

Motion by Commissioner Brannon, second by Commissioner Comander, to request Ms. Pat Blackshear to present to the Board, on September 25, 2007, a draft ordinance determining height restrictions. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Richard Bryan, Lake Powell resident, gave added information regarding the Lake Powell dock restoration discussed earlier.

The meeting adjourned at 6:05 p.m. and reconvened at 6:20 p.m.

Mr. Mitt Fulmer, owner of Floridian Construction, requested to present information regarding the TDC recommendation discussed earlier in the meeting. The Board asked Mr. Fulmer to return on September 25 to present his defense.

Ms. Blackshear presented a resolution for the addition of CR 30A, Chat Holly, Scenic Gulf Drive, CR 393, CR 83, CR 283, CR 395 and Watersound Parkway to the Transportation Priority Network for the Transportation Planning Organization.

Motion by Commissioner Meadows, second by Commissioner Brannon, to adopt a Resolution (2007-80) for the addition of roadways to the Transportation Priority Network. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear presented for discussion three ordinances, Legislative Items 2, 3 and 4, amending the Walton County Land Development Code. She stated that although these ordinances are ready for final vote, they cannot be voted on due to the cancellation of the meeting of the Design Review Board (DRB) to make recommendations. Ms. Blackshear requested to present these items for public comment and take action on October 9, 2007 to give the DRB time to re-schedule a vote.

Motion by Commissioner Brannon, second by Commissioner Meadows, to continue items 2, 3 and 4 until October 9, 2007. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear requested that item 12, LSA 06-01.12 be removed from the agenda.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the removal of LSA 06-01.12 from the agenda. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear stated that Ari Jukka Junno, Inc. has withdrawn the petition for abandonment.

Motion by Commissioner Brannon, second by Commissioner Comander, to approve the removal of Junno/Pritt Petition for Abandonment from the agenda. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear requested Toscana to be continued until September 25, 2007. Mr. Gary Vorbeck, representative of Toscana, stated that the developer met with the community and needed more time to work out project details.

Motion by Commissioner Brannon, second by Commissioner Jones, to approve the continuance of Toscana f/k/a Sienna Place to September 25, 2007. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear stated that Mr. John Cunningham, applicant, has requested Final Plat Approval for Forest Park be withdrawn from the agenda.

Motion by Commissioner Brannon, second by Commissioner Meadows, to approve the withdrawal of the Final Plat Approval for Forest Park from the agenda. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear presented the Franxman Amendment to amend Resolution 2000-21 passed on April 11, 2000 by the Walton County Board of County Commissioners.

This amendment will reflect the apparent intention of the original abandonment, which was to abandon the entire right of way of Santa Rosa Street west of CR 393.

Motion by Commissioner Brannon, second by Commissioner Comander, to approve the amendment to Resolution 2000-21 as presented. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Mr. Mike Burke, Interim County Attorney, administered the oath for those intending on speaking.

Ms. Blackshear presented LSA 06-01.1. St. Joe Timberland Company of Delaware is requesting a Large Scale Amendment to change 39.5 +/- acres in Walton County south of the Choctawhatchee Bay for affordable housing from Large Scale Agriculture to Coastal Center. The property is located on Highway 98 approximately 7.5 miles east of South Walton Commerce Park.

Mr. Mike Judkins presented questions regarding location and specifications which were answered by Ms. Angela Bradley, representative of the St. Joe Timberland Company.

Motion by Commissioner Brannon, second by Commissioner Meadows, to tentatively approve LSA 06-01.1. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Lois LeSeur, Planning Department, presented LSA 06-01.3. Kuykendall Partners, LLC and IMARC Partners, Inc. are requesting a Large Scale Amendment to change 60 +/- acres in Walton County south of the Choctawhatchee Bay for affordable housing, from Neighborhood Planning Area/ Infill and Conservation Residential 1:2.5 to Village Mixed Use. The property is located east of the intersection of Chat Holley Road

and US 331 between Nellie Drive and Old Indian Woman Road. Additional right-of-way will be provided.

Motion by Commissioner Meadows, second by Commissioner Brannon, to tentatively approve an ordinance approving LSA 06-01.3. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Le-Seur presented LSA 06.01.5. Mr. Timothy Tindel is requesting a Large Scale Amendment to change 120 +/- acres in Walton County north of the Choctawhatchee Bay from Estate Residential to General Agriculture to expand borrow pit operation. The property is located 2.8 miles east of the intersection of Rock Hill Road and US 331, approximately $\frac{3}{4}$ miles north of Rock Hill Road.

Commissioner Brannon asked how the property would be accessed. Ms. Blackshear stated that Mr. Tindel had purchased an easement from Mr. Thomas Hicks.

Mr. Hicks stated no easement had been purchased. Ms. Blackshear stated that staff would pull the file to verify an easement.

Ms. Jillian Wolfe, Mr. Randy Cox, Mr. Jeffery Fiquette, Ms. Leola Lyall, Mr. Mike Judkins, and Mrs. Shari Judkins all spoke in opposition of LSA 06.01.5 stating safety, traffic, and environmental hazards.

A Tindel representative was not available to respond to the concerns of those who spoke in opposition.

Commissioner Brannon recalled an earlier meeting, June 27, 2006, stating that the access was not allowed from High Lonesome Road and still needed to be addressed. Ms. Blackshear suggested the Board continue the issue until the applicant could be present to address the issues. She stated that Department of Community Affairs (DCA) and

Regional Agencies staff did not have any objections, however; they did require that natural resources be protected.

Motion by Commissioner Brannon, second by Commissioner Jones, to continue LSA 06-01.5 to September 25, 2007. Ayes 3, Nays 2, Pridgen Aye, Meadows Nay, Jones Aye, Brannon Aye, Comander Nay. Commissioner Meadows voiced concerned with the impact that this LSA would have on the surrounding community and natural resources.

Ms. Le-Seur presented LSA 06.01.6. McCullough Trucking, Inc. is requesting a Large Scale Amendment to change 36.26 +/- acres in Walton County north of the Choctawhatchee Bay in the Mossyhead area from Rural Village to Heavy Industrial for a borrow pit operation. The property is located 1 mile south of Highway 90 on the east side of Mossyhead Main Street.

Commissioner Meadows asked if Eglin Air Force Base had given input on this issue. Ms Blackshear stated that Eglin had contacted Mr. Bell's office regarding the access issue. Commissioner Jones stated that the access is through Eglin AFB and this parcel is the only privately owned property between Eglin and Interstate 10.

Mr. Scott Spies, representative of McCullough Trucking, stated that he had received a call from Eglin AFB regarding the concern of granted easement to the three properties.

Mr. Judkins asked that the LSA be changed to agriculture rather than industrial. Mr. Spies stated the reason for industrial is due to the white sand washing capabilities.

Motion by Commissioner Jones, second by Commissioner Comander, to tentatively approve LSA 06-01.6. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Le-Seur presented LSA 06.01.8. Enviro Lectric is requesting a Large Scale Amendment to change 10.0+/- acres from General Agriculture to Industrial to be consistent with the established use. The property is located on State Highway 83 near Sunrise Road, 4-1/2 miles north of Highway 90. The 10 acre site is on the left, accessed through the entrance to the Florida Transformer industrial complex located just before Sunrise Road.

Motion by Commissioner Jones, second by Commissioner Comander, to tentatively approve LSA 06-01.8. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Le-Seur presented LSA 06-01.11 an amendment to the Walton County Comprehensive Plan Future Land Use Element Policy L-.1.C., North and South Walton County Land Use Categories to allow parcels of twenty acres or less, designated as large scale agriculture, that were lots of record as of December 28, 1996, to have a gross residential density of one unit to every 2.5 acres as allowed for parcels designated as general agriculture. She stated that DCA had objected based on the lack of information on the number of parcels affected. Research showed that very few parcels will be affected and there is no large impact on infrastructure.

Motion by Commissioner Comander, second by Commissioner Brannon, to tentatively approve LSA 06-01.11. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Brannon Aye, Comander Aye. (Commissioner Jones exited the meeting at 7:32 p.m. and returned at 7:37 p.m.)

Ms. Le-Seur presented LSA 06.01.14 to amend the Walton County Comprehensive Plan Future Land Use Element Policy L-1.1.1(B)(6)2 to clarify location

and policies applicable to Village Mixed Used Center developments. Ms. Blackshear stated that it was not intended to lower the ratio on 98 and 30A only on the collector roadways for affordable housing. Ms. Le-Seur stated that the ordinance language had been changed to show the designation.

Motion by Commissioner Brannon to tentatively approve LSA 06.01.14. Motion died for lack of a second.

Discussion continued regarding the language changes and designations regarding LSA 06.01.14. Ms. Blackshear asked that this issue be continued until September 25, 2007 so that changes could be made and a final draft presented.

Motion by Commissioner Comander, second by Commissioner Meadows, to continue LSA 06.01.14 until September 25, 2007. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Le-Seur presented LSA 06-01.15 amending the Walton County Comprehensive Plan Future Land Use Element Policy L-1.1.10 to limit the ability to further subdivide a lot when the lot is in a platted subdivision and has a future land use designation of NPA-RP. This ordinance would not apply in platted subdivision and residential preservation areas. It will clarify a State Law requirement not clearly stated in the Comprehensive Plan that the property must be listed as homestead property of the person subdividing the area. Ms. Blackshear stated this ordinance was intended for family farms and to bring the amendment in alignment with the Florida Statute.

Mr. Burke stated that the responsibility would lie on the property owner, not the Clerk or Property Appraiser, to insure that the code is followed properly.

Motion by Commissioner Meadows, second by Commissioner Comander, to tentatively approve LSA 06.01.15. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Le-Seur presented LSA 06-01.16 amending the Walton County Comprehensive Plan Future Land Use Element to provide that Neighborhood Plans be adopted in the Land Development Code as overlay districts consistent with the Comprehensive Plan Land Use Densities and Intensities.

Ms. Linda Hildreth, Mr. Emmett Hildreth and Mr. Ed Goodman stated there was confusion with the wording of the proposed amendment and asked to table the amendment until the public could see what the changes were.

Discussion continued regarding the wording of the proposed amendment.

Commissioner Brannon stated he felt the amendment is a good tool but he is uncomfortable with it until the criteria had been clarified.

Ms. Sherry Rayborn spoke in opposition of the amendment. She asked to be removed from the Blue Mountain Beach Neighborhood Plan.

Ms. Susan Lucas, Ms. Anita Page, and Ms. Elizabeth Cork spoke in favor of the amendment.

Mr. W.D. Chase and Mr. Judkins spoke in opposition of the amendment.

Motion by Commissioner Meadows, second by Commissioner Jones, to tentatively approve LSA 06.01.16 as an LDC/Comprehensive Plan amendment with changes to wording. Ayes 4, Nays 1, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Nay, Comander Aye.

Ms. Blackshear presented LSA 06-01.17 amending the Walton County Comprehensive Plan Future Land Use Element L-1.1.1(B)(6)(e)3 for Town Center-1 Master Plan regulations being adopted as an overlay district in the Land Development Code.

Motion by Commissioner Meadows, second by Commissioner Brannon, to tentatively approve LSA 06.01.17. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear presented LSA 06.01.18 that amends the Walton County Comprehensive Plan to add a Low Density Residential Future Land Use Category; providing for severability; and providing for an effective date.

Motion by Commissioner Comander, second by Commissioner Jones, to tentatively approve LSA 06.01.18. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear presented LSA 06.01.19 amending the Walton County Comprehensive Plan to include a Planned Unit Development Overlay District; providing for severability; and providing for an effective date. Any changes must be adopted by the Board by ordinance.

Mr. Lloyd Blue spoke in support of the ordinance.

Motion by Commissioner Brannon, second by Commissioner Comander, to tentatively approve LSA 06.01.19. Ayes 5, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye, Comander Aye.

Ms. Blackshear presented LSA 06.01.20 amending the Walton County Comprehensive Plan to revise Capital Improvement Project (CIP) Schedule. She stated

that the DCA wanted data and analysis to support the CIP, the laws have since changed and this ordinance reflects those changes and requirements.

Motion by Commissioner Jones, second by Commissioner Meadows, to tentatively approve LSA 06.01.20. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Comander Aye. (Commissioner Brannon exited the meeting at 9:07 p.m. and returned at 9:12 p.m.)

Chairman Pridgen called the Quasi Judicial meeting to order.

Mr. Burke administered the oath to those intending on speaking.

Motion by Commissioner Meadows, second by Commissioner Comander, to approve staff to submit the ORC Report to DCA. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Comander Aye.

Attorney Dana Matthews, representative for Emerald Bay Development Corporation, presented a Notice of Proposed Change (NOPC) to the Emerald Bay Development of Regional Impact submitted by Fowler, White, Boggs & Banker. The NOPC requests an extension of the build-out dates for Tract I, phases I and II until November 30, 2010, an extension of the expiration date of Tract I to November 30, 2012, and a determination of whether these proposed changes would constitute a substantial deviation from the approved development order for the Emerald Bay Development of Regional Impact. Emerald Bay DRI is located on US Hwy 98 West, north and south of US Hwy 98 and is partially located within Okaloosa County. The Walton County side of this DRI has a land use designation of coastal center and consists of Tract I and IV on 177.5 acres. Mr. Matthews stated that the changing market conditions are a major factor in the building of this development. There is no evidence on record to show that an

extension of the DRI and build out date would create additional regional impact.

(Emerald Bay Exhibits #1 - Petitioner) (ExParte Forms)

Commissioner Meadows asked if Mr. Matthews' client would consider designating the area as single family rather than apartments. Mr. Matthews replied that his client was not willing to concede to single family but has agreed to limit the multi-family to that one section and will not build apartments. He stated that traffic intersection analysis will be done and the results will be delivered to the County by August 8, 2008. The applicant has been working to have a light installed at the intersection.

Attorney Linda Shelley, Fowler, White, Boggs & Banker, stated the DRI law does not make a distinction between multi family and single family. The applicant is not asking for a change to multi-family, but for an extension of time for the build-out date. She asked that since there is no evidence supporting regional impacts and no substantial deviation that the extension be granted.

Mr. Richard Shallard, resident of Emerald Bay, spoke in opposition of the project citing concerns of multi-family versus single family dwellings.

Mr. Matthews stated the CCR only deals with the property being platted. He stated that the areas being discussed are undeveloped and un-platted properties within the DRI.

Mr. Kevin Johnston spoke in opposition of the project stating the original map shows 17 single family lots.

Commissioner Comander exited the meeting at 9:48 p.m.

Ms. Shelley stated that on the original map “subject to change” is labeled on the areas being discussed. She commented that the resolution submitted specifies either multi-family or single family.

Mr. David Fleisher, Emerald Bay Development representative, stated market conditions would dictate the type of building to be built.

Ms. Blackshear asked if the applicant is willing to restrict the development to the 50’ height restriction. Mr. Matthews stated that he would.

Commissioner Brannon asked if the extension was not granted would the development resort back to the future land use of 8:1. Ms. Blackshear stated the staff was concerned that if the property reverted back to the Comprehensive Plan then higher density would become an issue.

Commissioner Meadows suggested that Paragraphs E and F should be reworded to say no short term, less than 6 months, attached rental units in Tract I Phase I or Phase II and no attached units over 50’.

Discussion continued on the interpretations of Paragraphs E and F and rental issues.

Commissioner Brannon stated that according to the evidence presented the residents of Emerald Bay would be less affected with the proposal by Emerald Bay Corporation than if the DRI did not exist.

Commissioner Meadows stated that should the DRI expire and the property resort back to the Comprehensive Plan, then Proportionate Fair Share and other impact fees would be required. She suggested the issue be continued to September 25, 2007 to give the applicant and the homeowners time to meet.

Mr. Matthews asked to complete his presentation. He questioned Ms. Rene Bradley and Mr. George Newman, both of the Planning Department, whether there would be additional regional impacts or substantial deviations. Both Ms. Bradley and Mr. Newman stated there were none.

Commissioner Meadows asked Mr. Newman if a traffic capacity problem existed on Highway 98 and what the development community is required to do, by law, in the event that the roads are not concurrent with traffic levels. Mr. Newman stated that there is a traffic capacity problem and a required Proportional Fair Share would be determined by the segment being impacted.

Mr. David Wilkinson, Wilson, Miller representative, stated a buffer zone of approximately a 1,000 ft. from Cobalt Lane would exist. He stated there would be no additional regional impact with the extension.

Motion by Commissioner Brannon, second by Commissioner Jones to approve the NOPC Resolution as presented with concessions made in paragraphs D, E & F based on the evidence that it is a substantial deviation and there are no additional impacts. Ayes 3, Nays 1, Pridgen Aye, Meadows Nay, Jones Aye, Brannon Aye, Comander Aye.

Mr. Les Porterfield, applicant, presented Coffeen SSA 2007-11 requesting a small scale amendment to change 9.75 +/- acres from conservation residential one dwelling per 2.5 acres to conservation residential 2 dwellings per acre, or any less dense or intense category. The parcel is located south of Choctawhatchee Bay on the east side of North C.R. 393, approximately 0.57 miles north of Nursery Road and Town of Santa Rosa.

Motion by Commissioner Brannon, second by Commissioner Jones, to adopt

Ordinance 2007-25 approving SSA 2007-11. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye.

Mr. Darryl Barnhill presented Trout Branch SSA 07-15 - Trout Branch LLC is requesting a small scale amendment to change 6.91 +/- acres in Walton County from Rural Village to Industrial. The parcel is located north of Choctawhatchee Bay on the north side of State Road 20 and approximately 430 feet east of Rogers Road.

Motion by Commissioner Jones, second by Commissioner Brannon, to adopt Ordinance 2007-24 approving SSA 2007-15. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye.

Mr. Barnhill presented Trout Branch Industrial Park PUD. This is a major development order application submitted by Barnhill, Barnhill & Barnhill, LLC consisting of a 12 lot industrial park on 23.2 +/- acres with a future land use of Rural Village and Industrial. The site is located on the north side of S.R. 20, east of Rogers Drive and west of Sioux Lane. He stated the exceptions are limited to permits and Proportionate Fair Share. He asked the Board to accept the staff's recommendation.

Commissioner Brannon made a motion to approve as presented

Mr. Barnhill added that the applicant would work with County Engineering on right-of-way dedication along Highway 20 to be done in lieu of Proportionate Fair Share.

Commissioner Brannon withdrew his first motion.

Motion by Commissioner Brannon, second by Commissioner Jones, to adopt a final order approving Trout Branch Industrial Park PUD with exceptions. Ayes 4, Nays 0, Pridgen Aye, Meadows Aye, Jones Aye, Brannon Aye.

There being no further business, the meeting was adjourned at 10:39 p.m.

APPROVED _____
Kenneth Pridgen, Chair

ATTEST _____
Martha Ingle, Clerk of Court